

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
Wednesday, August 17, 2005**

The regular monthly meeting of the Williamsburg Planning Commission was held on Wednesday, August 17, 2005, at 3:30 p.m. in the Council Chambers at the Stryker Building, 412 North Boundary Street.

CALL TO ORDER and ATTENDANCE

Chairman Young called the meeting to order. Present in addition to Mr. Young were Commissioners Pons, Hertzler, McBeth, Friend and Rose. Commissioner Smith arrived late. Also present were Planning Director Nester, City Attorney Phillips and Secretary Scott. Zoning Administrator Murphy was absent.

MINUTES

Mr. Pons moved that the minutes of the July 20 meeting be approved. Mr. Hertzler stated that he will abstain since he was not present at the meeting. Mr. Rose seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye:	Pons, Young, Rose, McBeth, Friend
Abstain:	Hertzler
Absent:	Smith

CONSENT AGENDA

There were no items on the consent agenda this month.

PUBLIC HEARINGS

PCR #05-021: Request of Sharon Scruggs for a special use permit to convert 218 North Boundary Street into a two room cottage for transient guests. The property is zoned LB-1 Limited Business Downtown District. It is proposed to operate this facility as part of the Fife and Drum Inn on Prince George Street. The Commission approved the special use permit by a vote of 6-0.

Mr. Nester reviewed the memorandum dated August 11, 2005 in which the conversion of the facility is described. It is proposed that the building be converted from office use to "a two-room cottage for transient guests of parties not to exceed six persons." He stated that the important issue of parking is adequately handled with parking for two vehicles in the existing driveway alongside the building. Mr. Nester said that on August 9 the Architectural Review Board approved a conceptual plan for exterior changes to

the building and that the applicant will return to the Review Board for final approval if the special use permit is approved.

[Mrs. Smith arrived.]

Mr. Nester noted that the applicant and lessee of the property, Sharon Scruggs, is present today to respond to any questions or comments the Commission might have.

Chairman Young opened the public hearing.

There being no comment the public hearing was closed.

Discussion among Commission members included the following:

Mr. Pons asked, "What is to preclude someone in a residential zone from having a cottage such as this?" Mr. Nester responded that the proposed cottage is for transient visitors in property zoned LB-1 and requires a special use permit. There is no such use in either RS-1 or RS-2 zones only Bed and Breakfasts are permitted and they are limited to specific corridors.

Mrs. McBeth asked if the two-room cottage is in addition to the ten bedrooms in the Fife and Drum Inn. Mrs. Scruggs clarified that the Fife and Drum Inn has only nine bedrooms. Mr. Nester stated that the cottage proposal is a separate issue from the Inn since they are separate buildings and in different zoning districts.

Mrs. McBeth asked if the parking will be for the exclusive use of the cottage and Mr. Nester responded that the Inn already has dedicated spaces so the two spaces at the cottage would be exclusively for the cottage. Guest check-in will be accomplished at the Inn.

Mr. Hertzler asked for the age of the building and how this proposal differs from Bed and Breakfasts. Mrs. Scruggs said she remembers businesses being in the building back into the 50's. Mr. Nester stated that B & B's must be owner-occupied in a single-family dwelling and can have a maximum of only four bedrooms. The cottage is a business that is specifically listed as an allowable use in zones B-1 and LB-1 with a SUP, not required to be owner-occupied and can have as many as ten rooms.

Mr. Pons moved that the Commission recommend to City Council that the special use permit be approved. Mr. Hertzler seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye:	Pons, Young, Rose, McBeth, Friend, Hertzler, Smith
No:	None
Absent:	None

OPEN FORUM

Chairman Young opened the Open Forum portion of the meeting encouraging comments from the audience on any topic.

There being no comment the Open Forum portion of the meeting was closed.

SITE PLANS AND SUBDIVISIONS - None

OLD BUSINESS

Planning Commission Bylaws

The Commission discussed postponing further review of the Bylaws until after the Comprehensive Plan update process is concluded. It was noted that if the need arises before that time the Commission chairman can cover on the Site Plan Review committee. Mr. Pons moved that discussion be postponed until a January work session and that any areas of concern be passed on to Mr. Nester. Mr. Hertzler seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye:	Pons, Young, Rose, McBeth, Smith, Hertzler and Friend
No:	None
Absent:	None

NEW BUSINESS -- none

OTHER -- none

INFORMATION ITEMS

- Report from City Council
- Planning Department Monthly Report
- Monthly Financial Statement

There being no further business the meeting adjourned at 3:50 p.m.

PUBLIC HEARINGS SCHEDULED FOR SEPTEMBER 14, 2005

PCR #05-024: Request of Williamsburg-James City County Public Schools for a special use permit to construct a multipurpose building and warehouse adjacent to Berkeley Middle School, 1118 Ironbound Road. The property is zoned RS-2 Single Family Dwelling District. It is proposed to use the buildings for the Center for Educational Opportunities (alternative educational program), the Student

Services Department, the General Equivalency Diploma program,
and Records Management.

Jesse Young, Chairman
Williamsburg Planning Commission